

Community Summit to End Homelessness

Housing Diversity for the Homeless Random Considerations

1) Residential Studio Unit (RSU)

- a) A small and comparatively low-cost efficiency apartment (250 – 400 sf)
- b) In addition to **homeless or disabled**, also serves: **seniors, students, very low income, low income, Work Force and anyone that prefers lower cost housing**
- c) Market rate or subsidized or mixed-income
- d) Transitional or permanent
- e) Single-use or mixed use
- f) Appropriate density/FAR/parking exceptions in areas meeting “high-density parameters”
- g) Existing apartment complexes meeting “high-density parameters” can be modified to allow some percent of units to be converted to RSU’s with higher density and no increase in parking

Residential Studios for the Homeless *How To Hit A Home Run*

2nd Base - Day 45 - Go/No-Go Decision

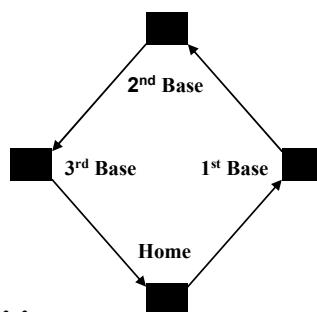
9MP and Developer – review proposal with Supervisor, adjust as needed
9MP, Developer and Supervisor – review proposal with Community, adjust
9MP, Developer, Supervisor and Community – review proposal with RHA, adjust
Architect, Engineers, Contractor – design, pre-construction and permits

3rd Base - Day ? Construction Begins

Fed., St., county, community – funding
Contractor – Construction/Rehab
Developer – Project oversight/closeout
Non-Profits – Systems/roles finalized

Home Run!!!

Homeless – housing, stability, services, health
County – impacts/costs of homelessness reduced
Community – “Fair Share” satisfied, incentives
Developer – Grand Opening!!



1st Base - Day 7 Due Diligence Begins

(9MP) – approves pre-development funding based on facts/statistics
Developer – preliminary geotechnical, architectural, civil, financial, renderings

A Hit

Developer – contract executed, (most likely with 45-day due diligence period)
Nine Member Panel (9MP) – one representative from each District initiates review

The Opportunity Center – Palo Alto, CA



Full continuum of homeless care

- 89 residential studios and small two bedroom units
- Permanent and transitional
- Two drop in centers – men and women
- Day shelter

Excellence in design

- Designed by Robb Wellington Quigley, FAIA
- Community scale and context
- Façade fitting with neighborhood
- Creative space planning

Extensive “maintenance” services

- Personal hygiene – showers, supplies, laundry
- Closet/locker for food and clothes
- Meals and snacks
- Counseling
- Case management
- Child day care
- Medical, mental and substance abuse screening and referral
- Phone messages, snail mail
- AA and NA meetings
- Non-denominational services
- Legal consultation

Extensive “back door” services

- Job skills training
- Computer lab
- Resume preparation
- Life skills training
- Money management
- Internet and email
- Housing guidance
- Financial assistance – furniture, phone, computer

2) Residential Studio Zoning Amendment

- a) SRO - Level 1 County Priority – need target guidelines and target date for completion
- b) Address broader RSU model (embracing the SRO/Affordable Efficiency model)
- c) Accommodations in mixed-use projects
- d) Blend appropriate components of multi-family and hotel/motel
- e) Establish “high density parameters” for RSU’s in select areas allowing higher density and reduced parking, for example:
 - i) Public transportation
 - ii) Proximity to public parking
 - iii) Employment
 - iv) Retail
 - v) Community context
- f) Parking requirements in various jurisdictions around the country range from .1 to .5 spaces per unit, with the lower end typified by public transportation and proximity to public parking
- g) Existing apartment complexes that fit the “high density parameters” can be modified, converting some percent of existing units to higher numbers of RSU’s without increasing parking.

3) General Planning and Zoning

- a) **Master Plan** - affordable housing sites with homeless components
- b) **Inclusionary zoning** - incentives for homeless housing and funds
- c) **Zoning overlays** - with incentives for homeless and affordable housing
- d) **Revitalization Districts** – incentives (parking, density, height, etc.) for mixed-use RSU’s
- e) **ADU’s**
 - i) Apply to mid-rise and hi-rise
 - ii) Greater incentives to developers
 - iii) Higher percentages purchased by RHA
 - iv) Some percentage assigned to non-profits for numerous uses, including the homeless

4) Nine Member Panel (9MP)

- a) Each District appoints a representative to serve on a “Nine Member Panel” (9MP)
- b) Panel is charged with implementing the “Fair Share” standard for each District
- c) Review of sites and applications from developers for homeless RSU projects
- d) Approves pre-development funding and assists in effort to make it happen
- e) Equipped with **hard facts and statistics** for decision making:
 - i) Homeless demographics
 - ii) Costs of homelessness
 - iii) Experiences in other areas of the country
 - iv) Economic incentives to community
 - v) Physical and environmental conditions conducive or not conducive to a given project
 - vi) Current distribution throughout county
 - vii) Documented impacts of RSU development:
 - (1) Traffic
 - (2) Crime
 - (3) Real estate values
 - (4) Schools
 - (5) Taxes

5) Fair Share

a) Social Responsibility

- i) Goal of Council on Homelessness – “Every person in Fairfax County has a safe, affordable home.”
- ii) All levels need to play a role: federal, state, county, district, community, neighborhood, individual
- iii) Homeless and low-income need to be geographically distributed – limit high concentrations
- iv) Maximize housing options

b) Fair Share (LA model)

- i) Identify the “fair share” (specific number of homeless housing units) and reasonable timetable for each District to develop housing for the homeless.
- ii) Establish performance criteria and then measure results over time

c) Cost Issues

- i) Average annual cost to the “system” (including jail, legal, emergency rooms, hospitals, shelters, etc.) of one homeless person is about \$16,000 (CSH). For an average of about \$17,000 per year, the homeless can be placed in supportive housing, whereby:
 - Many find their way out of homeless and become productive members of society
 - The quality of life goes up for everyone in the County
- ii) 2,077 homeless people in Fairfax today at \$16,000 per person is about \$33 million per year (admittedly, an imperfect calculation). We can do a lot with \$33 million per year!!
- iii) Million Dollar Murray – a great example

6) County Land

- a) Target date to identify county sites suitable for RSU’s for the homeless
- b) RFP’s to non-profit and for-profit developers specifically for RSU’s on County land
- c) Use of vacant school sites where possible